



Kennedy
&co.

Main Road

Little Gransden

SG19 3DW

Asking Price Of £525,000

Elevated corner plot

Good size rooms
throughout

Large re-fitted kitchen

Three bedrooms

En-suite to the master

New windows and doors

New heating system

Parking for three vehicles

No upper chain



Little Gransden is a testament of time travel with properties from the medieval era through to today. Originally spelt Grantandene in 973 and later mentioned in the doomsday book in 1086. The church also is steeped in history with later Victorian extensions added.

Little Gransden is an off shoot to Great Gransden both of which hold a prestigious name for themselves and are greatly sort after.

This property is without doubt an impressive three bedroom home standing well on an elevated plot with parking for three vehicles.

Briefly this home offers a large re-fitted kitchen, a good size lounge, three bedrooms with en-suite to the master, a good size bathroom, new windows and doors, a newly fitted heating system and has been re-

wired and offered with vacant possession and no upper chain.

PARTICULARS

Steps up leading to a composite front door with glazed panel to:

HALLWAY

A good sized hall with a storage cupboard and radiator.

CLOAKROOM

Vanity unit housing the wash hand basin. W.C. Radiator, Obscure double glazed window to the front.

KITCHEN

23' 7" x 15' 7" (7.19m x 4.75m) Fully fitted kitchen with a range of base and wall mounted units with granite work top surfaces, enamelled sink with mixer tap. Built in appliances, large centre island with cupboard units beneath and granite work top surfaces to match, full length fridge/freezer, oven and grill with induction hob and extractor over Double glazed window and door to the rear, two radiators, Large patio doors leading onto the patio.

UTILITY ROOM

Plumbing and space for washing machine and space for tumble dryer. Consumer board, radiator, double glazed window to the side.

LOUNGE

18' 3" x 13' 7" (5.56m x 4.14m) Double glazed patio doors onto the patio area, dual aspect window to the front and side, radiator.

BATHROOM

Large bath with shower over and glazed screening, fully tiled to two walls half tiling to the others, tiled floor, vanity unit housing the wash hand basin, W.C. Obscure double glazed window to the front.

BEDROOM ONE

12' 7" x 12' 1" (3.84m x 3.68m) Double glazed window to the rear, radiator.

ENSUITE

A large walk in wet room, shower with glazed

screening, vanity unit housing the wash hand basin, W.C. Heated towel rail, extractor.

BEDROOM TWO

11' 9" x 11' 1" (3.58m x 3.38m) Double glazed window to the rear, radiator, wall lighting.

BEDROOM THREE

11' 1" x 9' 6" (3.38m x 2.9m) Double glazed window to the front, radiator.

EXTERNALLY

Boiler house housing the free standing oil boiler.
Large patio area with lawns to the rear and side.
Oil tank.
Hard standing for a shed or home office.
Drive with parking for three vehicles.

AGENTS NOTE

Please note, this property is on an elevated plot with steps.





COUNCIL TAX BAND

Tax band F

TENURE

Freehold

LOCAL AUTHORITY

South Cambridgeshire District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements